

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**May 11, 2005**

**6:00 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert, Langton, Beaudry, Perry and Kelley and Aldermen Roy (late), Porter, DeVries, Garrity, Thibault

Messrs.: T. Clougherty

Chairman Herbert addressed Item 3 of the agenda:

Ratify and confirm poll conducted between April 27-29, 2005 approving Highway proceed with a proposal by Lavallee/Brensinger to provide architectural and structural plans of Highland and Parker Varney Schools at an approximate cost of \$155,000.00.

(School Cmte. Members Herbert, Beaudry, Cote, Kelley and Aldermen Roy, DeVries, Garrity and Thibault voted yea. School Cmte. Member Ouellette and Alderman Porter unavailable.)

On motion of Alderman Thibault, duly seconded by Alderman Garrity it was voted to ratify and confirm the poll.

Chairman Herbert addressed Item 4 of the agenda:

Communication from Jack McIntyre, Charles P. Blouin, Inc., relative to the procurement and installation of two (2) replacement boilers at Memorial High School.

Tim Clougherty, Facilities Engineer, stated as you recall two weeks ago this was an item that I brought forth under new business and provided some back up and I believe that was part of our agenda. At this point in time we would request approval from the Committee to expend up to \$300,000 in order to replace those two boilers at Memorial High School.

Alderman Porter moved to approve the request. Alderman Garrity duly seconded the motion.

Alderman Garrity stated I assume that the two boilers that are there now are probably from when the place was built I assume.

Mr. Clougherty responded yes they are original equipment.

Alderman Thibault asked Tim is this what you made us aware of at the last meeting that you felt that because these boilers had been installed when the school was built that your best judgement was that we should replace them and not try to repair them.

Mr. Clougherty answered that is correct.

Alderman DeVries stated within the bid specification there was a discussion of Low Nox boilers rated for 30 ppm that would be available for an additional sum. Has a decision been made whether or not we wish to move in that direction?

Mr. Clougherty responded we have not been in touch with the state relative to that. Our intentions would be if we can fit it within those numbers I think it is in the best interest of the environment to do it but we haven't done a full assessment of that as of yet.

Alderman DeVries stated I would concur with you that it would be very nice to have the Low Nox boilers in place if we want to go in that direction. I am just wondering, Mr. Chairman, if that would affect the dollar amount that we need to appropriate for this. How tight do you need to have this done to give them flexibility to move in that direction if the Committee so decides?

Chairman Herbert replied I think you should direct that question to Mr. Clougherty.

Mr. Clougherty stated if the Committee so chooses the amount could be amended...

Alderman DeVries interjected for an additional \$19,950.

Mr. Clougherty stated right in order to make sure that there is appropriate funding for that option.

School Committee Member Beaudry stated Tim we have three bids here right. Am I reading this right? Charles Blouin and then you have...who is that other one? Do we only have one bid in front of us?

Mr. Clougherty responded this is the number from the contractor that is currently working at Memorial High School.

School Committee Member Beaudry asked so we didn't go out to bid for the boilers.

Mr. Clougherty answered no we did not.

School Committee Member asked do you know that this would be a fair bid then or should we be going out for three bids under the bid process.

Mr. Clougherty answered we are confident that the numbers that were provided are competitive. We haven't negotiated this as of yet. This isn't to say that when we execute a change order it is going to be in the amount that you see here. We still have to go back and sit down with Gilbane and understand exactly what they have carried for electrical and concrete and demolition and then any of the numbers that we feel uncomfortable with based on unit prices that we have historical values if we question them then we have the right to ask them to go back and seek other numbers from other vendors or other providers.

School Committee Member Beaudry asked if we haven't negotiated a true price yet by giving a price tonight in public session are we giving away our bargaining power.

Mr. Clougherty responded no we are not. I have expressed in very plain and simple terms to representatives from the company that is doing the lion's share of the work with the boiler replacement that should we feel we are not being treated fairly at any point in time that we won't hesitate to seek alternative pricing.

School Committee Member Beaudry moved to amend the motion to include the \$19,950 for the Low Nox boilers.

Mr. Clougherty stated I just want to make sure...one thing we discussed last time was the proposal you have in front of you is a proposal based on a type of boiler. We are looking at three different types of boilers and we are confident that the monies that are included here will accommodate any of those three types. Our department would have the latitude to make the decision as to what type of boiler we purchase. So the Low Nox option may be different depending on the type of boiler that we purchase. If we decide to go with this one obviously that is an option but if we went with a different type of boiler that may not be an option or may not even be necessary. I just want to make sure that that is understood. This is provided as a reference point for what the cost of the project is.

Alderman Thibault duly seconded the amendment to the motion.

Alderman Thibault stated I have heard so much about these new efficiency boilers that are coming out. Is this part of what we are doing?

Mr. Clougherty responded these are the most efficient boilers given the technology that require to throw off as much heat as we need for a building of that size. They are not high efficiency per say. They are as efficient as you can get but in the residential market you can get efficiency numbers in the low 90's – 92, 93 or 94. These are probably in the 83, 84 or 85 range. They are still efficient.

Alderman Thibault replied so in other words that has been looked at. I guess that is what I wanted to know. Has that been looked at or thought about in the process?

Mr. Clougherty responded most definitely. That is always a part of our consideration.

School Committee Member Perry asked the \$19,950 is that for both boilers.

Mr. Clougherty answered yes it is.

Alderman Garrity asked when are they going to be installed. Hopefully before next winter right?

Mr. Clougherty answered yes. That is the primarily the reason or the motivation behind having this special meeting rather than waiting a couple of more weeks. We do have a lead time with any type of boiler we choose and we would like to be able to negotiate this and get the boilers purchased so that we can get them up and running for next fall.

Chairman Herbert called for a vote on the amendment to add \$19,950 for Low Nox boilers. There being none opposed, the motion carried.

Chairman Herbert called for a vote on the motion as amended to expend up to \$319,950 for two replacement boilers at Memorial High School. There being none opposed, the motion carried.

Chairman Herbert addressed Item 5 of the agenda:

Discussion relative to the estimate for the design/construction of demising partitions for Beech Street Elementary School.

Chairman Herbert stated I take it this would be for correcting the open concept.

Mr. Clougherty responded that is correct. This is the proposal that is similar to Item #3 that was ratified. There was some confusion two weeks ago as to whether we in fact had brought this before the Committee so as I promised I made sure that information was distributed. You should have received that and if it please the Committee you can take action on it or do whatever you choose.

Alderman Garrity moved to allow the Public Works Department to proceed with the design/construction for eliminating the open concept at Beech Street School. School Committee Beaudry duly seconded the motion.

School Committee Member Beaudry asked Tim with Parker Varney being taken care of and now Beech Street with the contingency money are we going to have sufficient money to have Highland Goffs Falls done. Will there be sufficient funds to do all three this year?

Mr. Clougherty answered the design for Highland was approved as part of the phone poll that was conducted last week. As it currently stands we will be designing the work to be done at Highland and Parker-Varney and if the motion that is on the floor passes then we would be doing the design for Beech Street as well. At that point in time, once the designs were done we would put it out for bid, receive competitive numbers on the construction and bring it back to the Committee for your consideration. If there is a motion I just want to make sure that...this motion or these numbers are similar to what we discussed two weeks ago relative to Parker Varney and Highland Goffs Falls. The numbers you see in front of you are relative to engineering and architecture and do not include any fees. The total of those numbers is roughly \$79,750 so our total design would be somewhere around \$86,000 or \$87,000. I just want to make sure that is noted and accounted for.

Chairman Herbert stated just to make this clear this whole process is at the point where we are getting specific information as to cost for these projects but it in no way means that we are doing the project at this time with contingency money. That is something that the School Board hasn't really determined yet.

School Committee Member Beaudry asked on the sheet that you have it says engineering fee of \$12,000 and architect's fees \$57,750. Are those the two numbers you are talking about?

Mr. Clougherty answered yes.

Alderman DeVries stated Mr. Beaudry just prompted my memory. When I reviewed the package before the meeting on the quote that came in I thought it said that the design fee was included in their estimate but it was the architectural fee that was not included. To me it looked like the \$12,000 might have been duplicated in the estimated cost and then broken out again.

Mr. Clougherty replied it very well could have been but you are not taking any action on the estimated cost at this point. This is purely an estimated cost. All we are taking action on is the engineering fee and the architect's fee so even if it is included in the estimate we are not approving anything with that.

Alderman DeVries responded I understand that. I just wanted to bring to your attention that that total figure may be \$12,000...I realize that is nothing in a \$1 million total but I just wanted to bring that to your attention. That is the way that I read that last paragraph of the letter but I could have missed something in the interpretation as well.

Mr. Clougherty stated the estimate that you have in front of you is not purported to be 100% complete. We haven't spent the time to go through and say well you forgot marker boards or tack boards and we need outlets and things like that. Those are things that we will do through the design process but I appreciate you bringing that to our attention.

Alderman Porter asked what would an appropriate motion be if we are not approving something this evening.

Chairman Herbert answered my understanding is we are approving the engineering and architectural work to have a definitive cost for the whole project. We are not approving the project.

Chairman Herbert called for a vote. There being none opposed, the motion carried.

Chairman Herbert addressed Item 6 of the agenda:

#### Alternatives for painting the Central High School gymnasium.

Mr. Clougherty stated I had someone go out and take some pictures today. It was requested of our office that we consider painting the gymnasium at Central High School. It wasn't part of the original construction. It was painted several years ago and it didn't seem to be in as bad a shape as it appears to be in now that we have new bleachers and new floors and everything else. A good part of it is covered by banners. We have two options. The first option would be painting the

walls only and that price is \$14,260. If we wanted to paint the ceiling as well, the price goes up to roughly \$38,000. So I want to bring this to the Committee for consideration.

Chairman Herbert asked so \$38,000 is the total to do the ceiling and walls.

Mr. Clougherty answered yes.

Alderman Roy moved to approve up to \$38,000 from contingency to paint the ceiling and walls at the Central High gymnasium. School Committee Member Beaudry duly seconded the motion.

School Committee Member Beaudry asked in looking at the gym what colors are you looking at. I know going in the gym now with the green bleachers and the green ceiling it is extremely dark in that place and you are just overwhelmed with the dark green. I don't know if that is something that was brought to anyone's attention but I know going to the games...and the lighting stayed the same basically. It is extremely dark. I don't know if they are going to do anything to brighten the place up. I support the painting but if they are going to paint it all green again and then we are going to have to go get new lighting because it is too dark...

Mr. Clougherty interjected I think the intention is to have it painted a lighter color – probably a gray or white or off-white. I asked Allan Jefferson to have somebody go out and take pictures so that we would have something demonstrative to show at the Committee meeting. He gave me the pictures and I said these are dark and he said because the ceiling is dark.

Chairman Herbert stated it is the ceiling probably that needs to be lightened up.

Mr. Clougherty stated I don't have a copy of the pictures but I thought the walls were white already.

School Committee Member Beaudry asked what is the color of the walls now.

Mr. Clougherty answered I think they are white already but they are behind a lot of banners.

School Committee Member Beaudry asked are they in decent shape to keep painting.

Mr. Clougherty answered with the improvements that we did there with the bleachers and the floors it makes the walls look that much worse. They didn't look all that bad when the bleachers looked bad.

Alderman Porter stated I would like to refer those heavy decisions to the School Board and I would move the question.

Alderman DeVries asked can we get a show that there is an endorsement behind this from the School Board members. I feel like I really don't have a horse in this race and if the School Board members are against it...

Chairman Herbert interjected I don't think that is going to happen.

Alderman DeVries asked the School Board would like to see this painted.

School Committee Member Kelley responded yes.

Chairman Herbert called for a vote on the motion to expend up to \$38,000 from contingency to paint the ceilings and walls in the Central High School gymnasium. There being none opposed, the motion carried.

## **NEW BUSINESS**

School Committee Member Beaudry stated I distributed a letter tonight from the Health Department. I sit on the Safety Review Committee and we had a meeting with the School Safety Committee last week and the Health Department was very strong in their recommendation for sinks in four schools – West High, Central High, Southside and Hillside Junior High. Currently there is only one sink available in these schools and it is in the bathroom and if somebody is sick and occupying that bathroom and somebody comes in with a cut or blood exposed they have no place to put these individuals so they feel strongly that a second sink should be put in and all of these schools are being worked on right now under the design-build.

School Committee Member Beaudry moved to have Tim take a look at the four schools and get an estimate on installing an additional sink in each one of them.

Alderman Porter duly seconded the motion.

Chairman Herbert called for a vote on the motion. There being none opposed, the motion carried.



School Committee Member Beaudry stated I have one more thing. Over at Memorial High School I was over watching a baseball game and talking to the new football coach and asking about the locker room facilities and when that is going to be taking place and will there be any way that the new coach and the principal over there would have some input in how that...I know the blueprints are done and there are two bathrooms but there is some talk about maybe making an office instead of a bathroom. I don't know if that is something that is feasible but before we start knocking walls down I think the coach and principal should have a say in what is going on over there and what is the timeframe for that construction to start.

Mr. Clougherty responded I will let Mr. Prinsons comment on the schedule but as far as the input we went through a pretty exhaustive process in meeting with the School District and various other stakeholders in the project in order to define the scope both before we issue documents to Gilbane and then after we had a document with Gilbane. Those documents were used as a basis for moving forward. They were used as a basis for Gilbane executing sub-contracts and to second guess that process at this point in time is costly and will delay the project.

School Committee Member Beaudry stated they are not asking for that. This is just for your information I guess.

Mr. Clougherty responded we can sit down and consider anything that these guys want to bring forward but I can't change the scope of the project because I met with a couple of folks. It has to go through the Building & Sites Committee and part of my trepidation is the latest motion that we just saw with these four sinks. This process was followed at Hillside, Southside, Central, West and Memorial and while we are still doing work in all five of those schools, all five of those with the exception of Memorial are done. The Central nurse's area is done. West is done. Hillside is done and Southside is done. So we are paying for rework here.

Chairman Herbert replied well we haven't paid for anything yet. We are just asking...

Mr. Clougherty interjected I appreciate that but I just want to make sure that is brought to your attention so when people approach School Board members or Aldermen there is a process that was followed and it was iterative. There were a lot of people involved in bringing these designs forward and as we stated...

School Committee Member Beaudry interjected was the Health Department involved in the process.

Mr. Clougherty responded as we stated even before we got into the process when we start changing the direction of the ship that is when we are going to incur a lot of costs that are above and beyond what we anticipated. I am more than happy to go out and get this stuff done if that is what the Health Department is recommending and it is the will of the School District and this Committee. I am just cautioning you.

School Committee Member Beaudry asked can I follow-up on Memorial High School. The one thing that was a concern when we first sat down and talked about this I know that I brought it up early on when we talked about refurbishing that facility down there was the lockers and to make sure that the lockers are similar to the lockers that Central has at Gill Stadium. The little lockers that they utilize at Memorial right now you can't get shoulder pads in there and you can't put a helmet in it. The locker has to be wider and I know I brought that to your attention. I just wanted to bring it up again to make sure it doesn't fall on deaf ears. If you put in the small lockers you are going to get more lockers in there but they are going to be useless because the players are going to have to put their equipment on the floor.

Mr. Clougherty answered we will take that into consideration when we are purchasing the equipment there.

Alderman Thibault stated School Member Beaudry brings up a good point in asking was the Board of Health involved in the renovation of these schools.

Mr. Clougherty responded the Health Department is consulted and their approval is requested at the building permit phase. I think that it is primarily related to food service. I don't know if they review the nurse's areas. I know that we have gotten recommendations from them in the past. That is a conversation that Randy and I had when I was handed the memo. I can look at that and see if that was part of the process and report back to the Committee but I don't know.

Alderman Thibault stated I just want to bring out that it is a good point. Today when we see all of the related problems to health going on throughout the City, not just in schools but throughout the City and throughout the country if you will, I think it is an excellent point for both of these committees to look at this and find out if there is some major reason why the Health Department is bringing this up at this point. I would certainly like to have that looked at.

Mr. Clougherty stated it could simply be an issue of not so much oversight but the inability to see until you are in the space and working and experiencing your everyday duties. It might be a "we really should have thought of this" type of

thing and if that is the case those things are going to happen and we will deal with it and amend accordingly.

Alderman Thibault stated something that you should look at and bring back to this Committee is if the Board of Health has a question I think after spending the kind of money that we have spent on this that we ought to try to be as proper as we can as we go along.

Mr. Clougherty responded most definitely.

There being no further business, on motion of Alderman Porter, duly seconded by Alderman DeVries it was voted to adjourn.

A True Record. Attest.

Clerk of Committee